Talbot County Historic Resources Survey

Water-Oriented Villages Historic Resources Survey

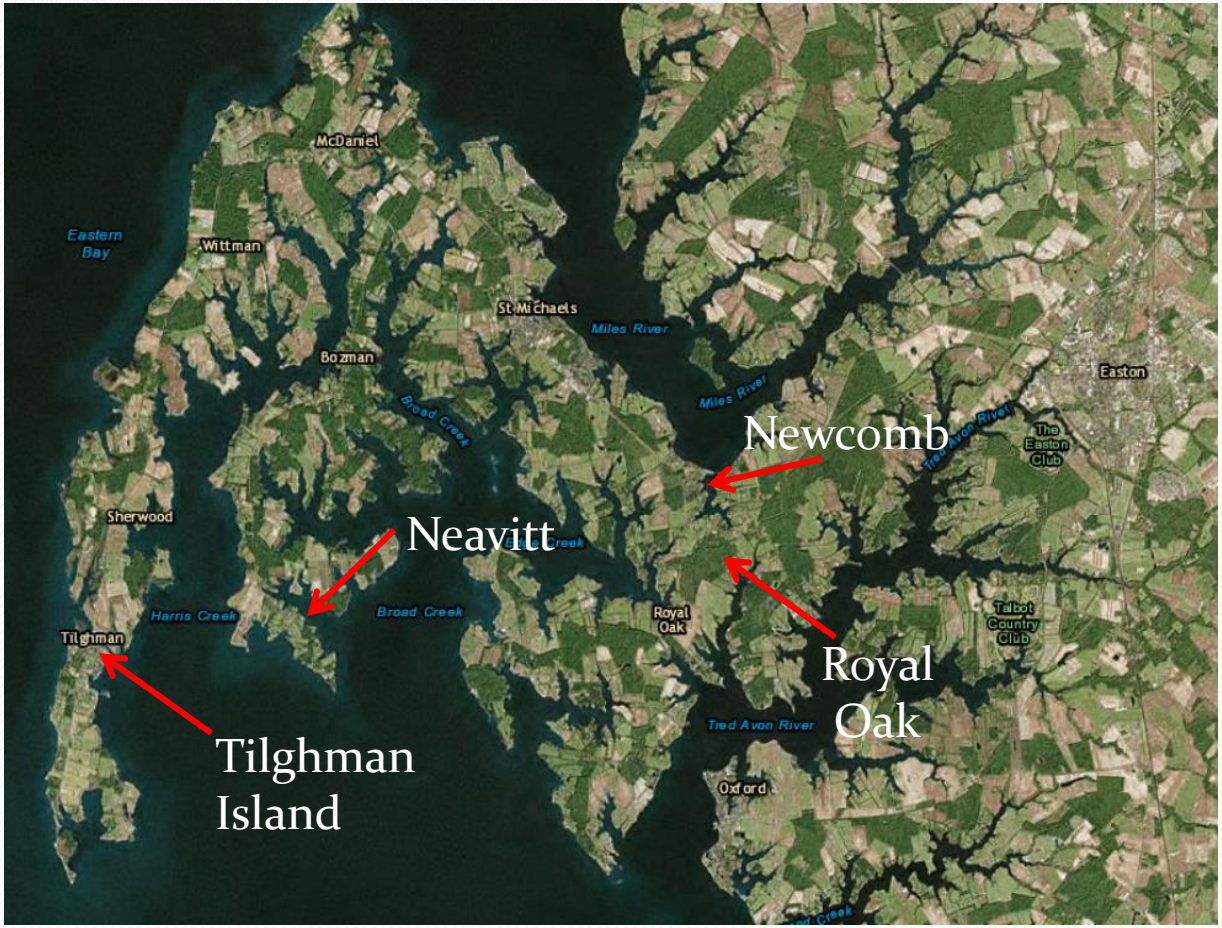
Project Overview

- Maryland Historic Trust's (MHT) Cultural Resources Hazard Mitigation Planning Program
  - Awarded Talbot County $60,000
    - Better plan and prepare for the effects of coastal storms and other hazards that impact Historic Properties
  - Project consists of two phases
  - AECOM contracted in Summer 2016 for Phase 1

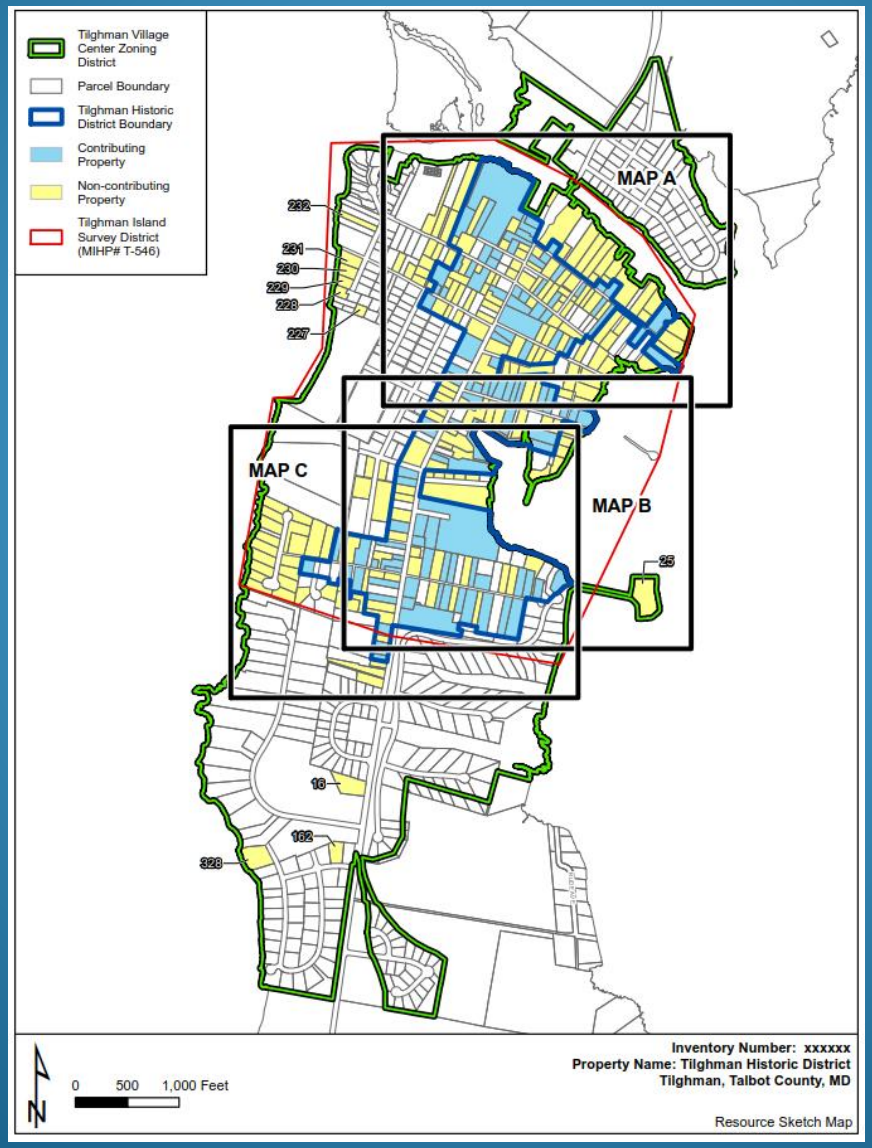
Scope of Work

- Document historic structures threatened by flooding and storm surge in Tilghman Island, Neavitt, Newcomb, Royal Oak
  - Completion of MHT Maryland Inventory of Historic Properties (MIHP) Forms
  - Completion of MHT Architectural Survey Forms for Hazard Mitigation
  - Follow MHT's *Standards and Guidelines for Architectural and Historical Investigations in Maryland*

Project Area – Talbot County



Historic District Boundaries



MIHP Forms

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. T-546

1. Name of Property (indicate preferred name)

historic: Tilghman Island Historic District
other:

2. Location

street and number: __ not for publication
city, town: Tilghman Island __ vicinity
county: Talbot County

3. Owner of Property (give names and mailing addresses of all owners)

name:
street and number: telephone
city, town: state: zip code:

4. Location of Legal Description

courthouse, registry of deeds, etc.: liber: folio:
city, town: Tilghman tax map: tax parcel: tax ID number:

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
_____ Other:_____

6. Classification

Category	Ownership	Current Function		Resource Count	
X district	public	agriculture	landscape	Contributing	Noncontributing
building(s)	private	X commerce/trade	recreation/culture	116	199 buildings
structure	X both	defense	religion		sites
site		X domestic	social		structures
object		education	transportation		objects
		funerary	work in progress		Total
		X government	unknown		
		health care	vacant/not in use		
		industry	other:		

Number of Contributing Resources previously listed in the Inventory _____

Talbot County Historic Resources Survey
Villages of Tilghman Island, Neavitt, Newcomb, and Royal Oak

AECOM Draft Submittal of Task 2 – December 7, 2016
Talbot County returns comments to AECOM – December 17, 2016

Tilghman Island
- ☑ Maryland Inventory of Historic Properties Form
- ☑ Capsule Summary
- ☑ Resource Map
- ☑ USGS Quad Map
- ☑ TIFF Photograph Folder
- ☑ Photograph Log

Mark E Edwards 12-07-16
(Project Manager Signature) (Date)

Capsule Summary

Tilghman Island Historic District
T-546
Tilghman Island, Talbot County, MD
c. 1830-1945

The Tilghman Island Historic District, located in western Talbot County, Maryland, contains an extensive collection of houses, one church, two cemeteries, public spaces, and few commercial buildings within the village zoning boundary. These resources date primarily from 1830 to 1945 and reflect the rapid growth of the water-oriented town that prospered from the seafood industry and supporting businesses on the Eastern Shore or Maryland. The district encompasses much of the village's northern section, which contains mostly residential properties with a few commercial buildings and public resources such as a wharf and park. The district is principally characterized by frame buildings set on varying sized lots with a range of foundation types. The district is particularly distinctive for its collection of vernacular houses with stylistic influences, and the unique W-House, which has an L-shaped plan with a central, two-story, projecting bay that mimics a W-shape. The town's historic resources are located on Black Walnut Point Road, Chesapeake House Drive, Chicken Point Road, Coopertown Road, Dogwood Cove Road, Dogwood Harbor Road, Elmer Street, Foster Avenue, Gibsontown Road, Grimes Avenue, Harrison Lane, Island Club Road, Johns Way, Knapp Street, Landing Lane, Memory Lane, Mission Road, North Main Street, Oyster Shell Road, Phillips Road, South Main Street, Seth Avenue, Sinclair Avenue, Sunset Lane, Tilghman Beach Drive, Tilghman Island Road, Warf Road, Willey Road, and Windward Drive. These streets form the rough boundaries that define the limits of the historic district. The buildings along these streets are modest vernacular house forms, some with Greek Revival, Queen-Anne, and Dutch Colonial influences. These vernacular house forms include cross-gabled center hall, side hall/parlor plans with varying degrees of architectural decoration. The extent of architectural decoration involves Doric and Ionic columns and turned wood posts, decorative brackets and spindle work, and wood shingles of varying shapes such as curved and diamond. There are 19th and 20th century houses that also include American Foursquare, Craftsman, Bungalow, Cape Cod, and Minimal Traditional house types.

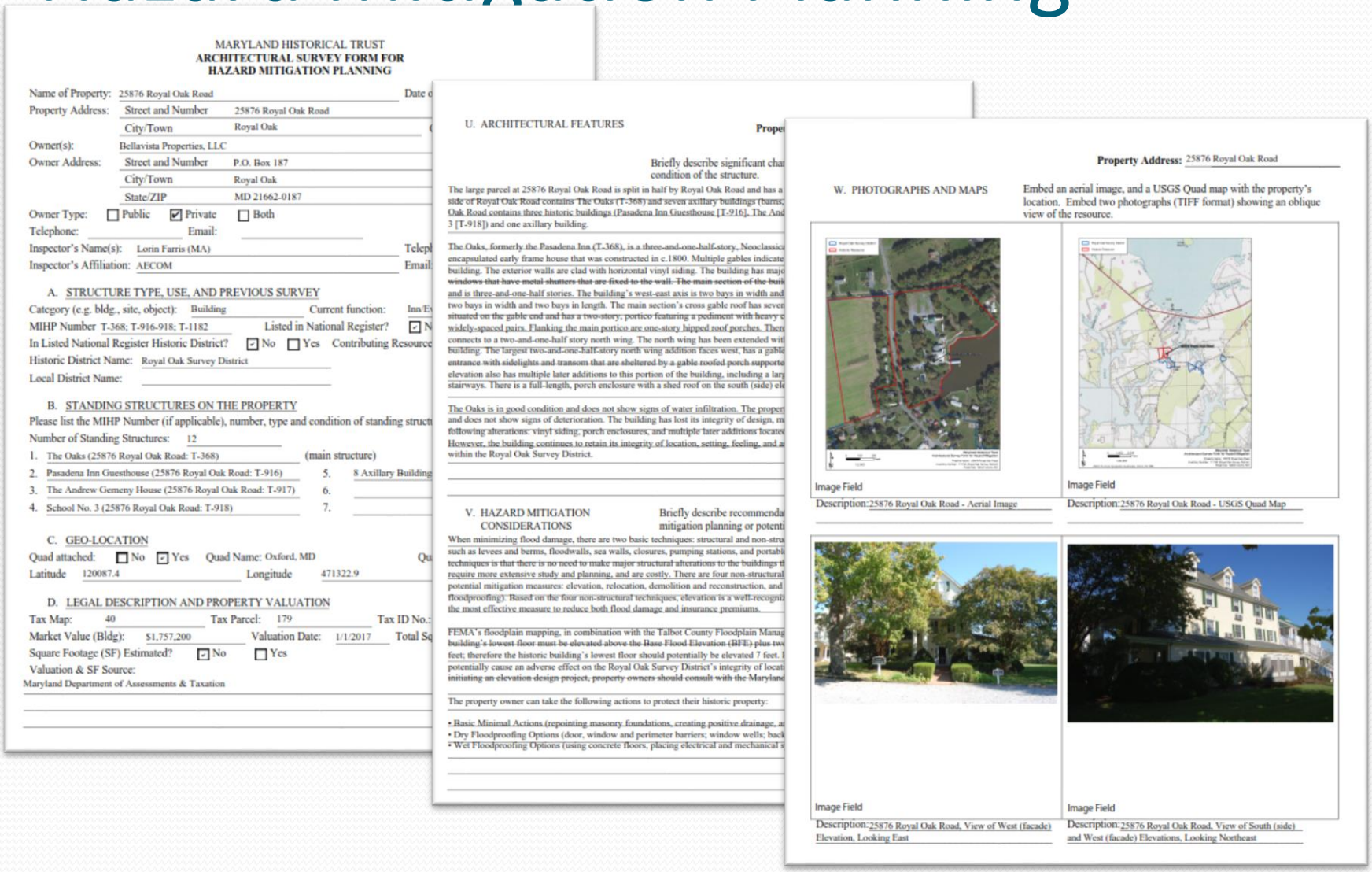
The period of significance spans from 1830 to 1945, marking when the seafood industries and supporting businesses grew and then declined as federal contracts for the provision of food for troops ended at the close of World War II. This end date of the period of significance was also referenced in the 1990 reconnaissance survey of Tilghman Island prepared by Elizabeth Hughes. Therefore, any buildings built after 1945 that are within the Tilghman Island Historic District boundaries are considered non-contributing within the district's t period of significance. There are a number of historic resources that fall within the period of significance, but alterations have caused a loss of several aspects of integrity, including historic material, workmanship, and design, which in turn has affected their feeling and setting. These alterations tend to be a combination of replacement cladding, window replacement, multiple additions or large additions that are visible from the public-right-of-way. Also, if historic resources of a simple architectural type, such as a Vernacular or Minimal Traditional house, have lost two or more historical architectural elements, this resulted in them being classified as non-contributing elements within the Tilghman Island Historic District. Overall, the historic district is in good condition and only a

Priority List: 500-Year Floodplain

Priority 1 Properties

Photo Log Number	Village	Eligible or MIHP Listed	Address	Date	Architectural Style
12	Neavitt		6405 Bozman Neavitt Road	1900	Vernacular former town hall/post office
13	Neavitt	T-677	6395 Bozman Neavitt Road	1923	Vernacular Church w/Queen Anne influences
14	Neavitt	T-673	6354 Bozman Neavitt Road	c.1870	Vernacular General Store
27	Neavitt	T-672	6361 Bozman Neavitt Road	1900	Vernacular I-House
52	Neavitt	T-666	6447 Bozman Neavitt Road	1920	Vernacular
79	Neavitt		6354 Middle Point Road	1920	Vernacular I-House
91	Neavitt		Nelson Point Road	1920	Vernacular I-House
98	Neavitt		6379 Thamert Road	1890	Vernacular I-House
99	Neavitt		6375 Thamert Road	c.1880	Vernacular I-House
6	Newcomb		7387 Station Road	c. 1890	Vernacular
12	Newcomb		7386 Back Street	c. 1890	Vernacular I-House
13	Royal Oak		25876 Royal Oak Road	c. 1800	Neoclassical
18	Royal Oak	T-915	25886 Royal Oak Road	c.1882	Vernacular
23	Royal Oak	T-913	25900 Royal Oak Road	1883	Gothic Revival
27	Royal Oak	T-911	25920 Royal Oak Road	c. 1900	Vernacular
4	Tilghman Island		21456 Wharf Road	1940	Craftsman
6	Tilghman Island		21628 Chicken Point Road	1937	Cape Cod
10	Tilghman Island		Worker Housing on Phillips Road	c. 1900	Vernacular Worker House
28	Tilghman Island	T-849	21544 Chesapeake House Drive	c. 1890	Hotel
30	Tilghman Island		21524 Chicken Point Road	1890	Vernacular W-House
44	Tilghman Island		21576 Chicken Point Road	1900	Vernacular w/Dutch Colonial
47	Tilghman Island		21584 Chicken Point Road	1900	Vernacular
60	Tilghman Island		21638 Chicken Point Road	1900	Vernacular I-House
62	Tilghman Island		21591 Chicken Point Road	1940	Minimal Traditional
71	Tilghman Island		21426 Coopertown Road	1920	Bungalow
121	Tilghman Island		5882 Gibsontown Road	1830	Vernacular w/Queen Anne influences
122	Tilghman Island		5896 Gibsontown Road	1900	Vernacular w/Queen Anne influences
136	Tilghman Island		21486 Gibsontown Road	1900	Vernacular I-House
144	Tilghman Island		21545 Gibsontown Road	1900	Vernacular with Colonial-Revival influences
176	Tilghman Island		21536 Mission Road	1900	Vernacular I-House
260	Tilghman Island		5883 Tilghman Island Road	1900	Vernacular

MHT Architectural Survey Form for Hazard Mitigation Planning



MARYLAND HISTORICAL TRUST
ARCHITECTURAL SURVEY FORM FOR HAZARD MITIGATION PLANNING

Name of Property: 25876 Royal Oak Road
Property Address: Street and Number 25876 Royal Oak Road
City/Town Royal Oak
Owner(s): Bellavista Properties, LLC
Owner Address: Street and Number P.O. Box 187
City/Town Royal Oak
State/ZIP MD 21662-0187
Owner Type: ☐ Public ☑ Private ☐ Both
Telephone: Email:
Inspector's Name(s): Lorin Farris (MA)
Inspector's Affiliation: AECOM

A. STRUCTURE TYPE, USE, AND PREVIOUS SURVEY
Category (e.g. bldg., site, object): Building Current function:
MIHP Number T-368; T-916-918; T-1182 Listed in National Register? ☑ N
In Listed National Register Historic District? ☑ No ☐ Yes Contributing Resource
Historic District Name: Royal Oak Survey District
Local District Name:

B. STANDING STRUCTURES ON THE PROPERTY
Please list the MIHP Number (if applicable), number, type and condition of standing struct
Number of Standing Structures: 12
1. The Oaks (25876 Royal Oak Road: T-368) (main structure)
2. Pasadena Inn Guesthouse (25876 Royal Oak Road: T-916)
3. The Andrew Gemeny House (25876 Royal Oak Road: T-917)
4. School No. 3 (25876 Royal Oak Road: T-918)
5. 8 Axillary Building
6.
7.

C. GEO-LOCATION
Quad attached: ☐ No ☑ Yes Quad Name: Oxford, MD
Latitude 120087.4 Longitude 471322.9

D. LEGAL DESCRIPTION AND PROPERTY VALUATION
Tax Map: 40 Tax Parcel: 179 Tax ID No.:
Market Value (Bldg): $1,757,200 Valuation Date: 1/1/2017
Square Footage (SF) Estimated? ☑ No ☐ Yes
Valuation & SF Source:
Maryland Department of Assessments & Taxation

U. ARCHITECTURAL FEATURES

Briefly describe significant char
condition of the structure.

The large parcel at 25876 Royal Oak Road is split in half by Royal Oak Road and has a
side of Royal Oak Road contains The Oaks (T-368) and seven axillary buildings (barns;
Oak Road contains three historic buildings (Pasadena Inn Guesthouse [T-916], The And
3 [T-918]) and one axillary building.

The Oaks, formerly the Pasadena Inn (T-368), is a three-and-one-half-story, Neoclassic
encapsulated early frame house that was constructed in c.1800. Multiple gables indicate
building. The exterior walls are clad with horizontal vinyl siding. The building has majo
windows that have metal shutters that are fixed to the wall. The main section of the buil
and is three-and-one-half stories. The building's west-east axis is two bays in width and
two bays in width and two bays in length. The main section's cross gable roof has seven
situated on the gable end and has a two-story, portico featuring a pediment with heavy c
widely-spaced pairs. Flanking the main portico are one-story hipped roof porches. There
connects to a two-and-one-half story north wing. The north wing has been extended wit
building. The largest two-and-one-half-story north wing addition faces west, has a gable
entrance with sidelights and transom that are sheltered by a gable roofed porch supporte
elevation also has multiple later additions to this portion of the building, including a larg
stairways. There is a full-length, porch enclosure with a shed roof on the south (side) ele

The Oaks is in good condition and does not show signs of water infiltration. The propert
and does not show signs of deterioration. The building has lost its integrity of design, m
following alterations: vinyl siding; porch enclosures; and multiple later additions locate
However, the building continues to retain its integrity of location, setting, feeling, and a
within the Royal Oak Survey District.

V. HAZARD MITIGATION CONSIDERATIONS

Briefly describe recommenda
mitigation planning or potenti

When minimizing flood damage, there are two basic techniques: structural and non-stru
such as levees and berms, floodwalls, sea walls, closures, pumping stations, and portabl
techniques is that there is no need to make major structural alterations to the buildings t
require more extensive study and planning, and are costly. There are four non-structural
potential mitigation measures: elevation, relocation, demolition and reconstruction, and
floodproofing). Based on the four non-structural techniques, elevation is a well-recogniz
the most effective measure to reduce both flood damage and insurance premiums.

FEMA's floodplain mapping, in combination with the Talbot County Floodplain Manag
building's lowest floor must be elevated above the Base Flood Elevation (BFE) plus two
feet; therefore the historic building's lowest floor should potentially be elevated 7 feet. I
potentially cause an adverse effect on the Royal Oak Survey District's integrity of locati
initiating an elevation design project, property owners should consult with the Marylan

The property owner can take the following actions to protect their historic property:

- Basic Minimal Actions (repointing masonry foundations, creating positive drainage, a
- Dry Floodproofing Options (door, window and perimeter barriers; window wells; back
- Wet Floodproofing Options (using concrete floors, placing electrical and mechanical s

Property Address: 25876 Royal Oak Road

W. PHOTOGRAPHS AND MAPS

Embed an aerial image, and a USGS Quad map with the property's location. Embed two photographs (TIFF format) showing an oblique view of the resource.

Image Field
Description: 25876 Royal Oak Road - Aerial Image

Image Field
Description: 25876 Royal Oak Road - USGS Quad Map

Image Field
Description: 25876 Royal Oak Road, View of West (facade) Elevation, Looking East

Image Field
Description: 25876 Royal Oak Road, View of South (side) and West (facade) Elevations, Looking Northeast

Hazard Mitigation Recommendations

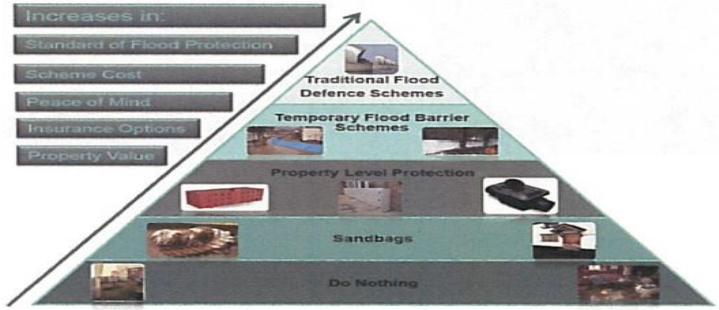
- Structural methods – Levees, Berms, Floodwalls, etc.
- Non-structural methods – Elevation, Relocation, Demolition, Reconstruction

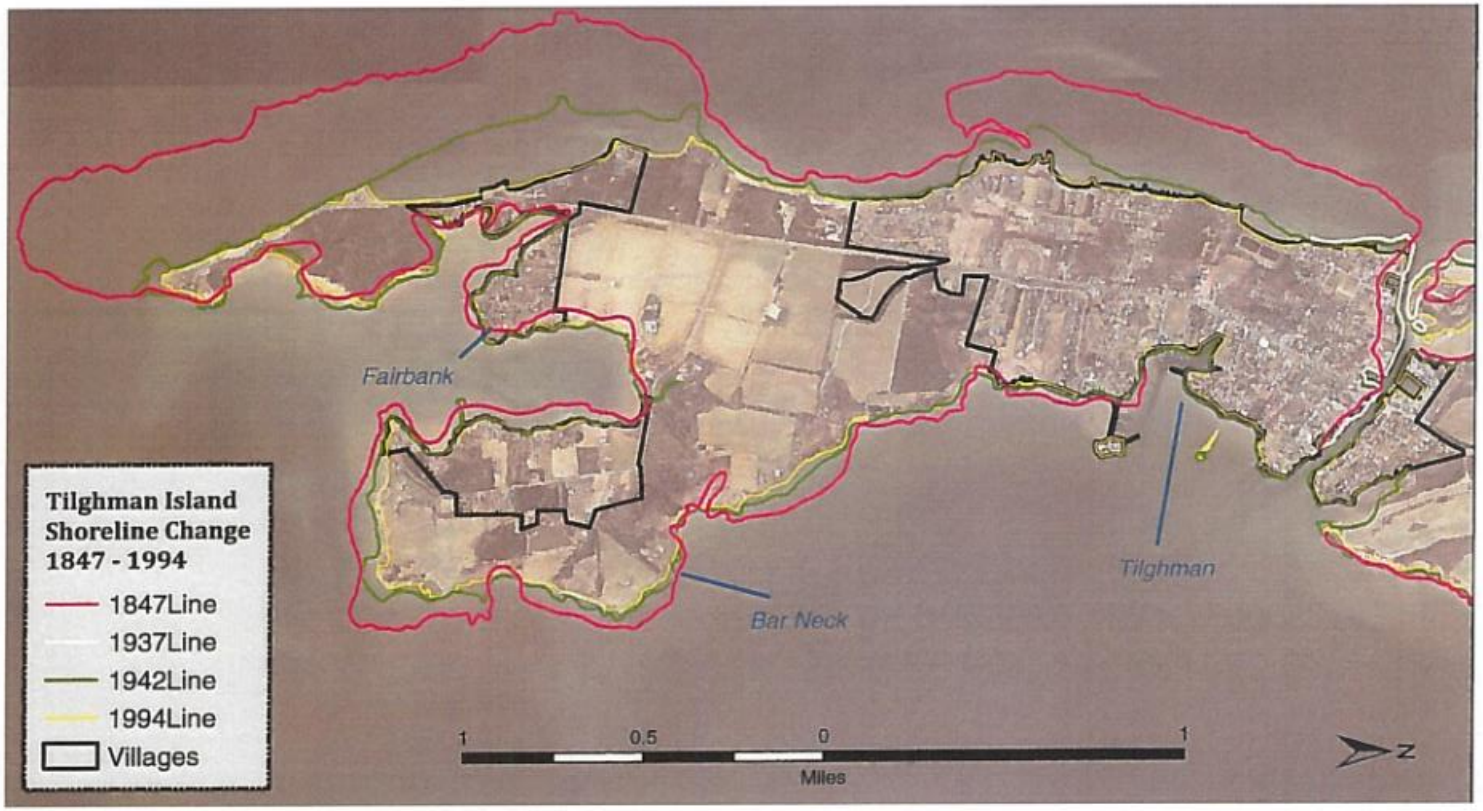
- AECOM Recommendations
  - Elevation and Floodproofing
  - Base Flood Elevation* + 2 feet= Elevation
  - Most properties were recommended elevation of 6 or 7 feet

Final Survey Report

- Recommendations
  - Complete MHT Architectural Survey Form for Hazard Mitigation Planning – 2nd Group / 29 properties
  - Conduct Risk Assessment of 4 villages
  - Consider Long Term Threats
    - Chesapeake Bay's Sea Levels – 2 feet in next 35 years
      - Mississippi and Louisiana developed Elevation Design Guidelines
      - City of Annapolis, *Flood Mitigation Strategies*
      - Smith Island Vision Plan

ACTION ITEM #1	
Location:	Countywide
Mitigation Action/ Project Title:	**#1 - Flood Mitigation Non-Substantial Improvements for Businesses**
Background/Issue:	Proposed improvements are "non-substantial" if the costs of all improvements are less than 50% of the market value of the building. Although owners are not required to bring the existing building into compliance, elevation is the best way to reduce vulnerability. There are many other things owners can do to reduce future flood damage: • Use flood resistant material, for example tile, closed-cell wall insulation, and polyvinyl wall coverings. • Raise air conditioning equipment, heat pump, furnace, hot water heater, and other appliances on platforms. • Install electrical outlets higher above the floor. • Move ductwork out of crawlspaces. • Retrofit crawlspaces with flood openings. • Fill in below-grade crawlspaces/utility space. • Raise window sills and entryways above Base Flood Elevation (BFE) for stores located in floodplains. 
Ideas for Integration:	- Informational brochures provided by insurance agencies. - Pre-disaster mitigation and planning for businesses - Federal Emergency Management Agency (FEMA) Brochures
Responsible Agency:	Business Owners Talbot County Department of Planning and Zoning
Partners:	Insurance Agencies
Potential Funding:	Possible insurance cost reduction
Cost Estimate:	Dependent upon proposed improvement
Benefits: (Losses Avoided)	Improvements will reduce or eliminate property damage caused by flooding.
Timeline:	Dependent upon proposed improvement
Goals & Objectives	***Goal 1 - Minimize damage caused by flooding.*** 1.2 Create awareness among residents of the potential hazards associated with floodplain areas and how they can protect themselves and their properties from flood events. 1.3 At a minimum, protect the critical facilities in the 100-year flood plain. In

ACTION ITEM #8	
Location:	Flood Prone Areas
Mitigation Action/ Project Title:	**#8 - Flood – Public Education/Awareness**
Background/Issue:	Implement a program for public information about flood risk and steps residents, homeowners, businesses can take to reduce risk.  Look for opportunities to tie in messages about other county priorities (e.g. shoreline stabilization, pollution and fertilizer runoff, etc.).
Ideas for Integration:	Provide informational packets to insurance agencies for distribution.
Responsible Agency:	Talbot County Department of Planning and Zoning
Partners:	- Regional collaboration via Eastern Shore Climate Adaption Partnership (ESCAP) – partner communities may wish to collaborate on creating public outreach materials and programs under the Community Rating System. - Non-Governmental Organizations - Talbot County Department of Emergency Services
Potential Funding:	Hazard Mitigation Grant Program
Cost Estimate:	Staff Time
Benefits: (Losses Avoided)	Community Rating System Credits/Discounts Watershed Implementation Plan – Nutrient Reduction Watershed Implementation Plan – Outreach Credit
Timeline:	Program Development – 2 years Program - Ongoing
Goals & Objectives	***Goal 1 - Minimize damage caused by flooding.*** 1.2 Create awareness among residents of the potential hazards associated with floodplain areas and how they can protect themselves and their properties from flood events. 1.8 Continue to improve Community Rating System score to reduce the cost of



Map 3 Maryland Geological Survey Shoreline Changes map, Tilghman Quadrangle, MD

Changes in local, or relative, sea level have long-term implications, including increased extent and frequency of events such as storm surge, as well as permanent changes to shorelines and coastal habitats. For more details about the data shown in Map 6, visit the Sea Level Rise and Coastal Flooding Impacts Viewer.[2]

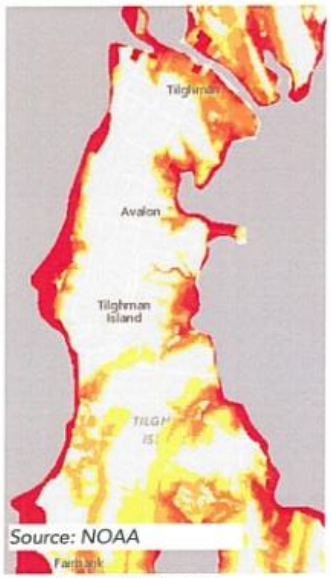
Tilghman is susceptible to Hurricane storm surge. Data derived from storm surge inundation maps created by the National Hurricane Center (NHC) Storm Surge Unit with the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model are noted for Category 1, 2 and 3 storms as shown on Map 7 on page 9. This map emphasizes areas with the highest degree of exposure. Therefore, areas in the Saffir-Simpson Category 1 storm surge zones are displayed in the darkest color.

Critical Areas

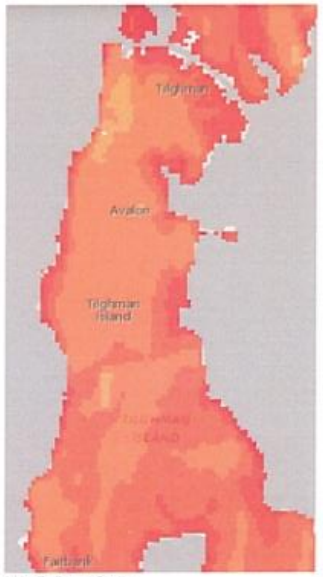
One of the key regulatory challenges to Tilghman's goal of a restored working waterfront is the Critical Area designation of most of the island as a Limited Development Area (LDA). One way to maintain the viability of Tilghman as a working waterfront would be to re-designate specific properties in Tilghman as an Intensely Developed Area (IDA), defined as areas of concentrated development where residential, commercial, institutional, or industrial land uses predominate and little or no natural habitat is found (Map 8).

The key difference between land designated as LDA and land designated as IDA is that LDA lands are subject to strict lot coverage limitations. IDA lands do not have such limitations, as they are places where land has been allocated for development. IDA lands must follow other rules, which requires that pollutant runoff loads on developed sites be reduced.

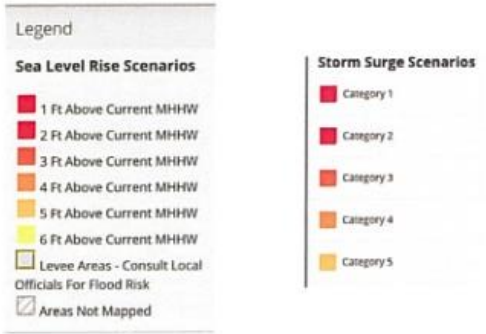
A prime goal of the Critical Area legislation is to limit and steer new growth to appropriate locations over time. Since IDA lands are allowed to carry higher development intensity, each county in the



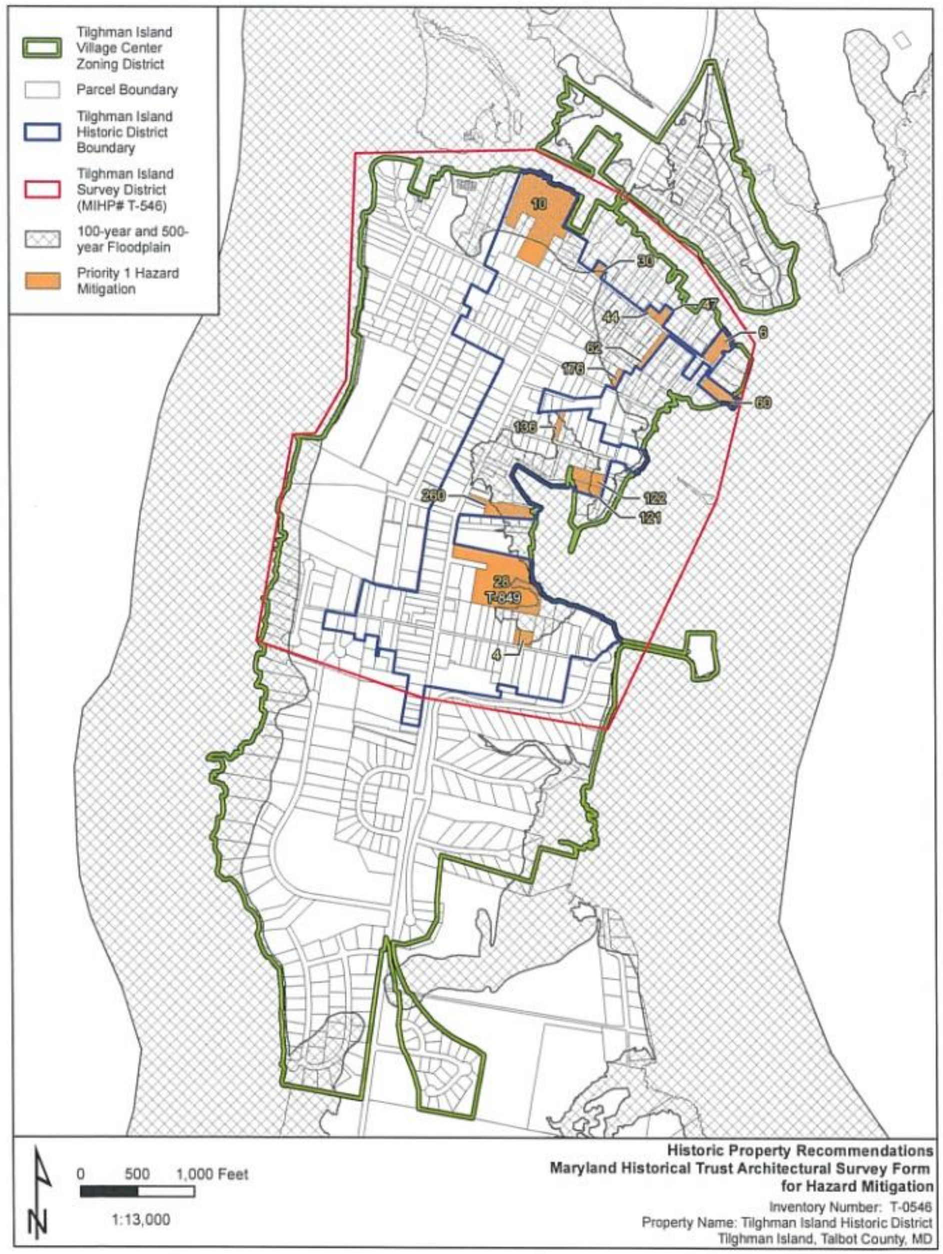
Map 6 Sea Level Rise Scenarios



Map 7 Storm Surge



2 https://coast.noaa.gov/digitalcoast/tools/slr


Tilghman Island Village Center Zoning District
Parcel Boundary
Tilghman Island Historic District Boundary
Tilghman Island Survey District (MIHP# T-546)
100-year and 500-year Floodplain
Priority 1 Hazard Mitigation
0 500 1,000 Feet
1:13,000
N
Historic Property Recommendations
Maryland Historical Trust Architectural Survey Form for Hazard Mitigation
Inventory Number: T-0546
Property Name: Tilghman Island Historic District
Tilghman Island, Talbot County, MD